

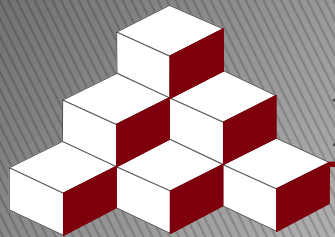
Welcome!

Affordable Housing Random Selection

Heritage at South Brunswick

In South Brunswick Township, Middlesex County, NJ

Your mics & cameras have been muted.
We will begin at 11:00 a.m. EST.



Piazza & Associates

August 6, 2025

Piazza & Associates, Inc.

- ❖ Dedicated to helping households find affordable housing in New Jersey since 1994
- ❖ We are not the owner, developer or salespersons
- ❖ Administrative Agents for Affordable Housing
- ❖ Agents for the municipality
 - ❖ Affirmative Marketing & Application Services
 - ❖ Wait List Administration
 - ❖ Process Final Application & Certify Eligible Applicants

EB
HERITAGE
AT SOUTH BRUNSWICK



- ▶ 72 One-, Two- and Three- Bedroom Affordable Homes for Sale

Heritage at South Brunswick

▶ *Sales Prices

One Bedroom	Income Level	Sales Prices
2	Very Low	\$72,000
5	Low Income	\$134,000
8	Moderate Income	\$191,000 \$196,000 \$200,000

*All Prices are subject to future increases.

Heritage at South Brunswick

▶ *Sales Prices

Two Bedrooms	Income Level	Sales Prices
6	Very Low	\$91,400
15	Low Income	\$166,000
21	Moderate Income	\$236,000 \$241,000 \$246,000

*All Prices are subject to future increases.

Heritage at South Brunswick

▶ *Sales Prices

Three Bedrooms	Income Level	Sales Prices
2	Very Low	\$106,000
6	Low Income	\$191,750
7	Moderate Income	\$271,000 \$276,000 \$280,000

*All Prices are subject to future increases.

Heritage at South Brunswick

- ▶ Maximum Incomes
South Brunswick Township – Region 3
(Hunterdon, Middlesex & Somerset Counties)

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$32,220	\$36,840	\$41,430	\$46,020	\$49,710	\$53,400
Low	\$53,700	\$61,400	\$69,050	\$76,700	\$82,850	\$89,000
Moderate	\$85,920	\$98,240	\$110,480	\$122,720	\$132,560	\$142,400

May, 2025

Heritage at South Brunswick

- ▶ For those who receive a Final Application...
- ▶ 7 Days to call the sales office to schedule a visit
- ▶ 14 Days to submit a Final Application for Affordable Housing to Piazza & Obtain a Mortgage pre-approval letter from a qualified financial org.
- ▶ Applicants must meet deadlines to keep priority
- ▶ Final Applicants are subject to:
 - Terms of their Purchase Agreement with the Seller
 - Mortgage Requirements of their Lender
 - Affordable Housing Criteria per Piazza

Heritage at South Brunswick

- ▶ Being number 1 does not guarantee a home
- ▶ Being number 500 does not exclude you
- ▶ The household applying **MUST** be the same as the household residing
- ▶ Affordable home **MUST** be the principal residence
- ▶ Buyer must abide by restrictions
- ▶ Resale process and the maximum re-sales prices are governed by law

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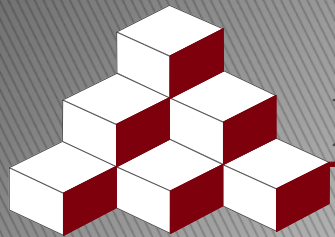


<https://www.piazzanj.com/property/heritage-at-south-brunswick/>

Thank you!

www.HousingQuest.com

Email us: Info@HousingQuest.com



Piazza & Associates